

## WARRANTY DEED

THIS INSTRUMENT PREPARED BY: Randall J. Fishman Attorney-at-Law 142 North Third Street Third Floor Memphis, Tennessee 38103	SEND TAX BILLS TO:		MAP PARCEL NUMBERS
	(NAME)		
	(STREET ADDRESS)		
	(CITY)	(STATE)	(ZIP)

THIS INDENTURE, made and entered into this 27th day of April, 19 89, by and between

POPULAR CONSTRUCTION, INC. a Tennessee Corporation

party of the first part, and

JOSEPH G. KEATING AND WIFE, REBECCA R. KEATING

party of the second part.

**as tenants by the entirety with the right of survivorship and not as tenants in common**

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in \_\_\_\_\_ County of DeSoto State of Tennessee, Mississippi.

Lot 10, Bella Vista Estates, Section "A", in Section 23, Township One (1) South, Range Seven (7) West, as per plat thereof of record in Plat Book 31, Page 25, in the office of the Chancery Clerk of DeSoto County, Mississippi.

GRANTOR: 4480 Mary Jane, Olive Branch, Mississippi 38654 c/o 901/525-6278  
GRANTEE: c/o 142 North Third Street, Memphis, TN 38103 c/o 901/525-6278

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

POPULAR CONSTRUCTION, INC.

BY: [Signature]

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned Notary Public within and for said County and State duly commissioned and qualified, personally appeared JAMES R. HAWKS with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of POPULAR CONSTRUCTION, INC. the within named bargainer, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and Notarial Seal at office this 27 day of April, 19 89.

My Commission Expires: 10/2/92

[Signature]  
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, \$ 17,860.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this

27 day of

PROPERTY ADDRESS:  
Unimproved Property

Filed 10:30 AM May 4, 198 9  
Recorded in Book 214 page 458  
W. E. Davis, Chancery Clerk

Chicago Title Insurance Company  
101 North Main Street  
Memphis, Tennessee 38103